14-1-123

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUSAN L. JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires June 2015

R-PR-14-713

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles E. Priest	Quicken Loans Inc.	
(NAME)	(NAME)	**150-14-0-052.00**
713 Lipton Court	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Detroit MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LEONARD S. DUNN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES E. PRIEST,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section 2, Jamestown Estates of record in Plat Book 6900, Page 865, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leonard S. Dunn by deed from Jack C. Peveler, Jr. and wife, Teresa D. Peveler of record in Instrument No. 20090903-0082938 Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on September 03, 2009.
(Value of consideration shown in aforementioned deed $155,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantee herein.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 865, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **713 Lipton Court , Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140055087 DEEDWARR
Recvd: 07/30/14 09:14 2 pgs
Fees:13.00 Taxes:573.50
20140730-0067728

Witness my/our hand(s) this the 25th DAY OF JULY, 2014.

Leonard S. Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONARD S. DUNN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.